



Paul's Lakeside Review

Your Shuswap Real Estate Market-Update

April , 2025

1st Quarter 2025 Off to a Slow Start

The British Columbia Real Estate Association (BCREA) released the real estate market sales statistics for March which showed total residential unit sales of 5917 units, which is down 9.6% from March of 2024. Prices also declined in March by 4.8% as compared to the same month last year.

Closer to home single family detached home unit sales in the Shuswap area in the first quarter of 2025 totalled 88 units, as compared in 83 units in in the 1st quarter of 2024, 76 in 2023, 118 in 2022, 186 in 2021, and 76 in 2021. Average selling prices year to date have declined in 2025 to \$749,873 vs. \$818,362 in 2024. Sellers are discounting in order to encourage buyers to commit, however it should be noted that average selling price data is influenced by the mix of property types sold, so these figures may also be reflective of a shift towards lower priced homes.



Unit Sales vs Average
Selling Price-Last 5 Years

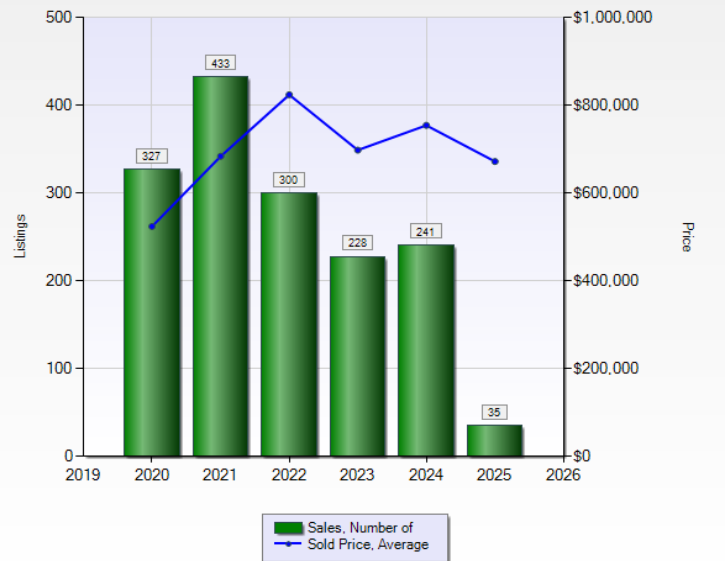
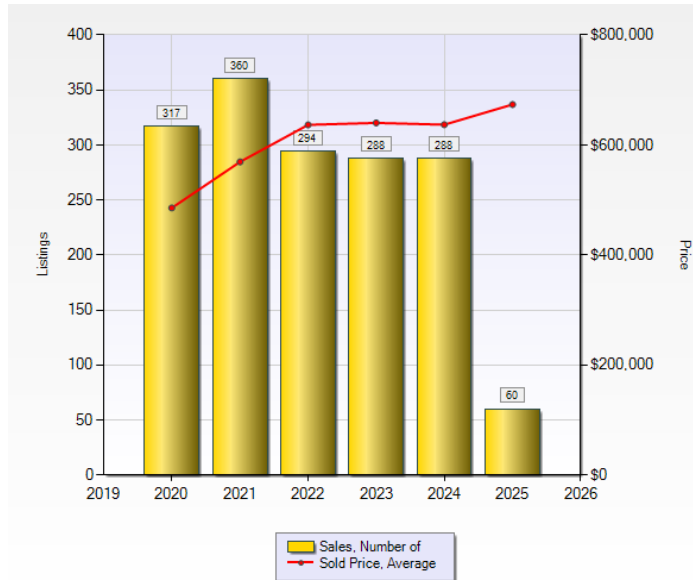
Single Family Detached +
SFD with Acreage

Shuswap/Revelstoke Region
Less Revelstoke

Source-MLS-Matrix
statistics-April, 2025
Calculated from approx.
2900 listings

What's Happening with Local Real Estate Sales?

The graphs below show continuing differences in real estate markets in Salmon Arm as compared to Rural Shuswap.



Salmon Arm-Last 5 Years
Units Sold vs Average Sold Prices
Single-family, Townhomes, Apartments

Rural Shuswap-Last 5 Years
Units Sold vs Average Sold Prices
Single-family, Townhomes, Apartments
Matrix MLS Statistics-April 2025

Unit sales and prices have remained more resilient in Salmon Arm as compared to Rural Shuswap (Blind Bay, Eagle Bay, Tappen/Sunnybrae, Sorrento, Shuswap-Anstey-Seymour Arm, Salmon Valley, Sicamous). Average selling price in Salmon Arm was \$673,720 in the 1st quarter of 2025 as compared to \$636,976 in 2024, while in Rural Shuswap the corresponding figures are \$672,560 and \$755,045, respectively.

How Can I Maximize Market Value of My Home?

You need **The Home Audit**. It's a customized room-by-room report using the latest AI technology to provide you with cost-effective options to improve the saleability and market value of your home.

The **Home Audit** service is offered free-of-charge to homeowners wishing to sell their property for top dollar. It can be combined with a Comparative Market Analysis to provide your property's current market value. Call me today to arrange your appointment.



Better Call Paul!



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Area Events Calendar-April-May 2025

Date	Event	Time	Place
April 25	Indigenous Ways of Seeing Two-eyed seeing	9:00 am-5:00 pm	Sorrento Centre
April 26	Eagle Bay Music Café	6:00-8:00 pm	Eagle Bay Hall
Every Saturday	Downtown Farmer's Market	10:00 am-1:00 pm	Ross St Plaza
April 25-26	Spring Home Show	10:00 am-5:00 pm	Rogers Rink
April 26	Chase Rotary Annual Auction Tickets \$50.00	4:30 pm-	Chase Community Hall
April 27	Birding for Families	9:00-11:00 am	Salmon Arm Wharf
May 2	Mind-Body Reboot Camp	9:00 am- 5:00 pm	Sorrento Centre
May 3 & Every Sat to October	Sorrento Farmer's Market	8:00am-12:00 noon	Sorrento Mall
May 3	Anniversary & Spring Market	10:00am – 2:00 pm	B Bay Village Grocer
May 10	The Comic Strippers	8:00 -10:00 pm	Salmar Classic



*Better Call
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Recipe of the Month

Cobb Salad

This is one of my favorite meals because it offers so many options and is a great way to clean up leftovers in the fridge.

Accompanied by a glass of chilled Sauvignon Blanc and some focaccia bread, it makes for a great way to have lunch with a relaxing conversation with friends on the deck.

Ingredients:

2-4 cooked chicken breasts (I like the marinated chicken breasts at Grillers for this), sliced

6 slices cooked bacon, left whole

2 hard-boiled eggs, sliced

2 chorizo or hot Italian sausages, sliced

1-2 large avocados, sliced

1 medium head of romaine lettuce, washed & dried, torn into bite sized pieces

1 cup ripe cherry tomatoes, halved

½ cup thinly sliced red onion (I usually add more)

½ cup crumbled feta or blue cheese (I usually add more)

½ cup sliced cucumber

For variety, you can add in sliced bell peppers, hot peppers, or aged cheddar with sliced apples.

Salad Dressing:

6 tbsp balsamic vinegar

2 tbsp Dijon mustard

2 garlic cloves, minced

2/3 cup extra virgin olive oil

Salt & pepper to taste

I like to arrange the proteins on one platter and the vegetables on another and have people help themselves.

Cheers!